

07/25/2000 TUE 14:07 FAX 808 623 9441

MILILANI GOLF CLUB

-&gt; SPORTS SHINKO CO 002

JUL-24-2000 MON 06:12 PM CENTURY 21 RSC

FAX NO. 943 1668

P. 03

07/24/2000 MON 13:30 FAX 808 623 9441

MILILANI GOLF CLUB

003

The undersigned acknowledges receipt of:

- DROA  
 Seller's Counter Offer

and agrees to sell/buy the above described Property on the terms and conditions set forth in the above received document(s), and as modified by this Counter Offer. Seller agrees to pay a commission per Section D of the DROA if the terms of this Counter Offer are accepted. This Counter Offer can be withdrawn at any time prior to delivery of a written acceptance to the undersigned's broker.

EXPIRATION: This Counter Offer shall expire at 5:00 AM/PM on July 25, 2000

or, if later, 24th day of July 24, 2000 at 10:00 AM/PM.

John H. Keeling  
 Signature of Party Submitting Counter Offer  
 [ ] Buyer or  Seller

John H. Keeling  
 Signature of Party Submitting Counter Offer  
 [ ] Buyer or  Seller

ACCEPTANCE OF COUNTER OFFER: We accept this Counter Offer and agree to sell/buy the Property on the terms and conditions in the DROA, as modified by this Counter Offer and if applicable, Seller's Counter Offer; and acknowledge receipt of a copy of this Counter Offer.

Signed this 24th day of July, 2000 at 6:20 AM/PM

John H. Keeling  
 Signature of Party Accepting Counter Offer  
 [ ] Buyer or  Seller

John H. Keeling  
 Signature of Party Accepting Counter Offer  
 [ ] Buyer or  Seller

If you wish to reject this Counter Offer, write "reject" across the acceptance language above and sign. If you wish to make a Counter Offer in response to Buyer's Counter Offer to Seller's Counter Offer, Seller must reject and Buyer to complete a new DROA form.

ACKNOWLEDGMENT OF ACCEPTANCE: The undersigned acknowledges receipt of a copy of the acceptance of this Counter Offer.

Date: \_\_\_\_\_ at \_\_\_\_\_ AM/PM

John H. Keeling

P.S. THERE IS NO WARRANTY ON PLAIN LANGUAGE. An effort has been made to put this Agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, AS AMENDED. This means that the Hawaii Association of REALTORS® is not liable to any Seller, Buyer, or other person who uses this form for any damage or injury resulting from any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

SL 7/24/00  
 BUYER'S INITIALS & DATE

MHS 7/25/00  
 SELLER'S INITIALS & DATE

Hawaii Association of REALTORS®

Page 2 of 2

168 1270

07/26/2000 FED 08:23 FAX 808 623 9441

MILILANI GOLF CLUB

SPORTS SHINKO CO 1001

## PENITENTIARY BUYER STATEMENT FOR

ESCROW NO. 86-101-2909

SPORTS SHINKO (HAWAII) INC.  
C/O 2065 SOUTH KING ST.

RPT DATE : 10/24/86

RM 307

HONOLULU, HAWAII 96826

C/O KEN UYEDA

PROPERTY :

TMK (1) 9/5/1/007

ADDRESS : 95-054 HOKUIWA ST.

#111

MILILANI, HAWAII 96789

## ESCROW AGENT:

TITLE GUARANTY ESCROW SERVICES, INC.

235 QUEEN STREET YARD 8100 8110 8120 8130 CONTRACT DATE : 10/ 1/86

FIRST FLOOR

HONOLULU, HAWAII 96813

ATTN KAREN WAKAMURA

DESCRIPTION	DEBITS/CHARGES	CREDITS
Sales/purchase price	133,000.00	
Initial deposit		2,500.00
R.P. taxes 10/27/86 to 1/1/87	\$417.78 /6MO	148.54
Maintenance fee 10/27/86 to 1/1/87	\$120.12 /1MO	256.25
Association dues 10/27/86 to 11/1/86	\$10.00 /1MO	1.33
2 Months Assoc. Dues for Nov. & Dec. 1986	20.00	
Title insurance prem to Long & Melone, Ltd.	139.78	
Escrow fee to Title Guaranty Escrow	267.80	
Notary fee to Title Guaranty Escrow	8.00	
Transfer fee to Certified Management	40.00	
Record'g/Filing Fee	35.00	
Check for balance from buyer		131,416.70
TOTALS :	133,916.70	133,916.70

NOTE: PRORATIONS TO BE ADJUSTED TO DATE OF RECORDATION.

NOTE: ATTORNEYS FEE TO CARLSMITH WICHMAN CASE MUKAI &  
ICHIRI TO BE HANDLED OUTSIDE OF ESCROW.

## \* \* \* Home Exemption Information \* \* \*

If you intend to reside on the property you have just purchased, you are allowed a Homeowners Exemption against your Real Property Taxes. Application should be made to the City and County Director of Finance before December 31st.

Hawaii Law requires that final payments to Escrow must be as follows:  
(1) Hawaii clients must submit Cashier's Checks drawn on a Hawaii financial institution, (2) Out-of-state clients must wire funds to BANK OF HAWAII, MAIN BRANCH for credit to the account of TITLE GUARANTY ESCROW SERVICES, INC.; Account number 01-029630, regarding Escrow number 861012909. All other forms of payment will delay closing. Escrow must hold valid funds.

168 1271

## FULL ASSESSMENT REPORT

TMK : 195-001-007-0011  
 Prop Addr: 95054 HOKUIWA ST NAME : GE SPORTS SHINKO CO LTD  
 054/111NAME :

## &gt;&gt;&gt; PROPERTY INFORMATION &lt;&lt;&lt;

MLS#/Status: 2006717 / ACT Tax Record Status: ACTIVE  
 Name : GRANTEE SPORTS SHINKO CO LTD  
 Address : 95054 HOKUIWA ST  
 Unit/Apt : 054/111  
 MILILANI TOWN HI 96789 Tenure : FEE SIMPLE  
 Tax Payer: SPORTS SHINKO CO LTD Phone #:  
 Tax Addr : 95-176 KUAHELANI AVE

MILILANI HI 96789

User Remarks :  
 Owner Occupd : Company Flag : Govrnmnt Flag :  
 Co Op : Vacant Land :  
 Lot Number : Block Num: File Pln (REG):  
 TCT Number : 290238 LC App : LC Map :  
 LCC : Public Rpt: 529 LC Condo Map : RS Condo Map :  
 MLS Neighbrhd: MILILANI County Nbhd: C384  
 MLS Region : CENTRAL  
 Subdivision : KUAHELANI APT  
 Building Name: KUAHELANI APTS  
 Lot Sq Ft : Acres: .000 Bldg Sq Ft: 1,080

## &gt;&gt;&gt; TAXES AND ASSESSMENTS &lt;&lt;&lt;

Assd Value (2000-2001)

Exempt Values Taxes (1999-2000)

Land :	\$52,800	\$	\$677.99
Buildings :	\$76,000	\$	
Total :	\$128,800		

Tax Penalty	Tax Interest	Tax Payments	Tax Balance
\$ .00	\$ .00	\$339.00	\$338.99

## &gt;&gt; DEPT OF LAND UTILIZATION - EXACT ADDRESS UNKNOWN - POSSIBLE ADDRESS BELOW &lt;&lt;

Address : 95050 HOKUIWA ST  
 Address : 95054 HOKUIWA ST  
 Address : 95058 HOKUIWA ST  
 Address : 95062 HOKUIWA ST  
 Address : 95066 HOKUIWA ST  
 Address : 95134 KUAHELANI AVE  
 Address : 95138 KUAHELANI AVE  
 Address : 95142 KUAHELANI AVE  
 Address : 95146 KUAHELANI AVE  
 Address : 95150 KUAHELANI AVE  
 Address : 95154 KUAHELANI AVE  
 Address : NOT AVAILABLE  
 Address : NOT AVAILABLE

## &gt;&gt;&gt; DEPT OF LAND UTILIZATION DETAIL INFORMATION &lt;&lt;&lt;

Address: 95050 HOKUIWA ST

168 1272

## FULL ASSESSMENT REPORT

TMK : 195-001-007-0011 NAME : GE SPORTS SHINKO CO LTD  
 Prop Addr: 95054 HOKUIWA ST 054/111NAME :

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Name :	GRANTEE SPORTS SHINKO CO LTD		
Address :	95054 HOKUIWA ST		
Unit/Apt :	054/111		
MILILANI TOWN	HI 96789	Tenure :	FEE SIMPLE
Tax Payer:	SPORTS SHINKO CO LTD	Phone #:	
Tax Addr :	95-176 KUAHELANI AVE		

MILILANI HI 96789

User Remarks :			
Owner Occupd :	Company Flag :	Govrnmt Flag :	
Co Op :		Vacant Land :	
Lot Number :	Block Num:	File Pln (REG):	
TCT Number :	LC App :	LC Map :	
LCC :	Public Rpt: 529	LC Condo Map :	RS Condo Map :
MLS Neighbrhd:	MILILANI	County Nbhd: C384	
MLS Region :	CENTRAL		
Subdivision :	KUAHELANI APT		
Building Name:	KUAHELANI APTS		
Lot Sq Ft :	Acres: .000	Bldg Sq Ft:	1,080

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Address :	NOT AVAILABLE

## &gt;&gt;&gt; DEPT OF LAND UTILIZATION DETAIL INFORMATION &lt;&lt;&lt;

ddress: 95050 HOKUIWA ST

168 1273

**TENTATIVE BUDGET STATEMENT**

—  
—  
—

CHRIS SHIRK CO. 1991

SPORTS SHINKO (HAWAII) INC.  
C/O 2065 SOUTH KING ST.  
RM 307  
HONOLULU, HAWAII 96826  
C/O KEN UYEDA  
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ADDRESS : 95-054 HOKUIWA ST.  
#111  
MILILANI, HAWAII 9678

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133.000.00+	2.500.00+
148.54+	131.416.70+
256.25+	133.916.70*
1.333+	
20.00+	
139.78+	
267.80+	
8.00+	
40.00+	
35.00*	
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168 1274

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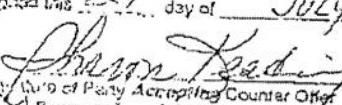
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 Buyer or  Seller

Signature of Party Submitting Counter Offer  
 Buyer or  Seller

ACCEPTANCE OF COUNTER OFFER: I/we accept this Counter Offer and agree to sell/buy the Property on the terms and conditions in the DRDA, as modified by this Counter Offer and if applicable, Seller's Counter Offer; and acknowledge receipt of a copy of this Counter Offer.	
Signed this <u>24th</u> day of <u>JULY</u> , 2000 at <u>6:20</u> AM/PM	
 <input type="checkbox"/> Buyer or <input checked="" type="checkbox"/> Seller	
<input type="checkbox"/> Buyer or <input checked="" type="checkbox"/> Seller	

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SB 7/24/00  
 BUYER'S INITIALS & DATE

MJS 7/25/00  
 SELLER'S INITIALS & DATE

Hawaii Association of REALTORS®